



GRASSROOTS
REALTY GROUP

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**3311, 5605 Henwood Street SW
Calgary, Alberta**

MLS # A2274321



\$258,000

Division:	Garrison Green		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	581 sq.ft.	Age:	2006 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 543
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Stylish and bright SW-facing 1-bedroom + den in the coveted Gateway Garrison Green. This upgraded unit features 9 ft ceilings, granite countertops with a breakfast bar, stainless steel appliances, subway tile backsplash, and contemporary lighting with under-cabinet accents. Enjoy the convenience of in-suite laundry, a spacious private balcony, and heated underground parking. The primary bedroom offers a walk-through closet leading to a well-appointed 4-pc bathroom with an oversized vanity. Gateway Garrison Green is a quality concrete building loaded with amenities, including a fully equipped gym, yoga studio, party room, two guest suites, bike storage, 40 underground visitor stalls, and two beautifully maintained courtyards. Monthly condo fees of \$328 include heat, electricity, water/sewer, insurance, management, recreation facilities, and exterior maintenance. All of this in an unbeatable location—steps to MRU, close to shopping, schools, Marda Loop, and minutes to downtown. A must-see unit offering exceptional value and lifestyle.